

PLANNING COMMISSION MINUTES

September 18, 2012

7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Michael Allen, Sean Monson, Von Hill, City Council Representative Beth Holbrook, City Manager/City Attorney Russell Mahan, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Tom Smith welcomed all those present.

Dave Badham made a motion to approve the minutes for September 4, 2012 as written. Beth Holbrook seconded the motion and voting was unanimous in favor.

1. Consider preliminary and final amended commercial site plan located at 630 E. Medical Dr., Troy Wood/Lakeview Hospital, applicant.

Troy Wood, applicant, was present. Aric Jensen explained that Troy Wood, project manager for Lakeview Hospital, is requesting preliminary and final site plan approval for a 3,000 sq ft storage building and an expanded parking lot at Lakeview Hospital. The Hospital is proposing to demolish the existing laundry facility, which is approximately 12,000 sq ft in size, and replace it with a 3,000 sq ft storage building and approximately 20 additional parking spaces.

The storage building will be a mix of plain and split-faced concrete block, and will not be visible from either Medical Drive or 500 South, or from most visitors to the hospital. Most of the site is already landscaped with mature vegetation; only the areas immediately adjacent to the parking lot and storage building will need to be re-landscaped.

Paul Rowland explained that the stormwater will sheet flow out of this addition and into the existing stormwater system and into Barton Creek. The existing amount of hard-surfacing and the proposed amount of hard-surfacing are approximately the same and so no new detention is necessary.

Staff recommends preliminary and final site plan approval for the Lakeview Hospital Storage Building and Parking Lot, with the following conditions:

1. Make any and all redline corrections prior to building permit submittal.

Troy Wood explained that the parking lot is flat which makes it easier for patients to enter and exit the hospital. The storage building is for extra furniture, books, supplies etc. The access for the building is on the west side and all building material will match the hospital exterior.

There was a discussion regarding some changes to the site plan for better snow plow access, that the colors and materials match the existing hospital that the landscape plan matches the revised

parking configuration, and it was suggested to have another personnel door in the storage building.

Dave Badham made a motion to recommend to the City Council preliminary and final amended commercial site plan for 630 E. Medical Dr. based on Staff's recommendation plus the following:

2. The smooth & split face block on the building shall match the hospital colors.
3. The landscape plan shall match the revised parking configuration prior to City Council approval.

Beth Holbrook seconded the motion and voting was unanimous in favor.

2. Consider preliminary and final subdivision plat for Stone Creek Villas located at 600 N. & 400 E., Gary Wright, applicant.

Von Hill recused himself from this item (Hill & Argyle are the engineers for this project).

Gary Wright, applicant, was present. Janet Gold and a an unidentified Bountiful resident were also present. Paul Rowland explained that the name for this project has been changed to Villas at Stone Creek. He also explained that Mr. Wright has contracted to purchase two parcels of land from the Gold family to the south, which he has incorporated into this proposal. The Gold property was not rezoned R-4-PDO, and so all of the lots on that property must meet all of the minimum requirements of the R-4 Zone.

The subdivision runs primarily east-west along an extension of 550 North, with lots on both sides of the road. All utilities are available at the boundary of the property and can be easily extended into this development.

There are two issues of concern that need to be addressed in the approval of this subdivision. First, the extension of 550 North through the corner of the LDS Church property must be accomplished in order for this subdivision to meet maximum cul-de-sac and circulation requirements. Second, FEMA is in the process of updating the flood zone designation for these properties, and one of the conditions of approval must be that this approval is subject to FEMA's final flood mapping.

Mr. Rowland explained that the City recently has received preliminary flood map information from FEMA, which shows the floodplain completely within the Stone Creek channel, but the potential for some floodplain outside of the "Dry Creek" channel.

Staff recommends preliminary approval of the proposed subdivision with the following conditions:

1. The extension of 550 North through the corner of the LDS Church property is completed as set forth in Ordinance 2012-06 and the existing development agreement between the City and the Developer.

2. Any approval is conditioned upon the final floodplain map designation set forth by FEMA.
3. Any and all redline corrections are made.
4. Any and all fees and bonds are paid.
5. The final plat mylar is prepared and recorded within the required time frame.
6. Davis County grants final approval for the proposed creek crossings.

There was a discussion regarding the age of the underground pipe and the location in and outside of the floodplain of Dry Creek and Stone Creek.

Sean Monson made a motion to recommend to the City Council preliminary subdivision plat approval for Villas at Stone Creek subject to the conditions outlined by Staff and the addition of the following:

7. The developer pays the cost for the access through the Church property from 550 N. to 650 E.

Michael Allen seconded the motion and voting was unanimous in favor.

3. Planning Director's report and miscellaneous business.

Mr. Jensen mentioned that on October 2nd, a public hearing for the Moderate Income Housing Report will be held. There will also be an amended site plan for Smith Marketplace for their revised entrance off of 100 West and 500 South.

Meeting adjourned at 7:55 p.m.